

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: September 2011

Victoria CMA Housing Starts

Victoria Census Metropolitan Area (CMA) housing starts in August 2011 decreased compared to the same month a year ago, from 221 to 120 homes. Compared to August 2010, single-detached starts increased six per cent, while multi-family starts declined 61 per cent.

Although single family home starts were up in August, the 54 single-detached home starts recorded were below the ten-year August average of 73, due to a strong supply of resale listings. Langford accounted for 19 of the 54 starts, the most amongst the thirteen municipalities/districts that make up the Victoria CMA. This is consistent with the year-to-date trend, as Langford has accounted for 44 per cent of the 405 single-

Figure 1 Victoria CMA: January-August Housing Starts 2,000 Multi-Family Single-Detached 1,750 -10-year Jan.-Aug. average (2001-10) 1,500 1.250 1,000 750 500 250 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011

Source: CMHC

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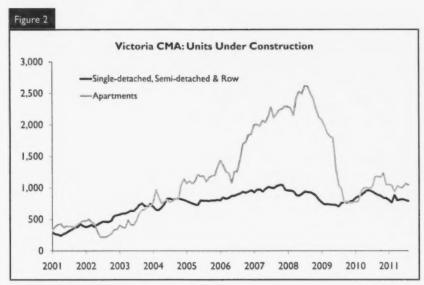
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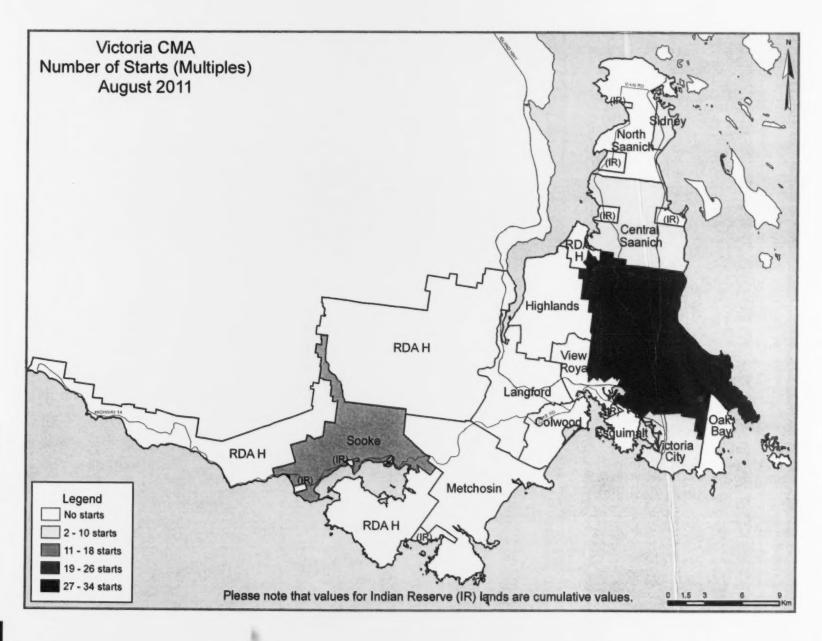


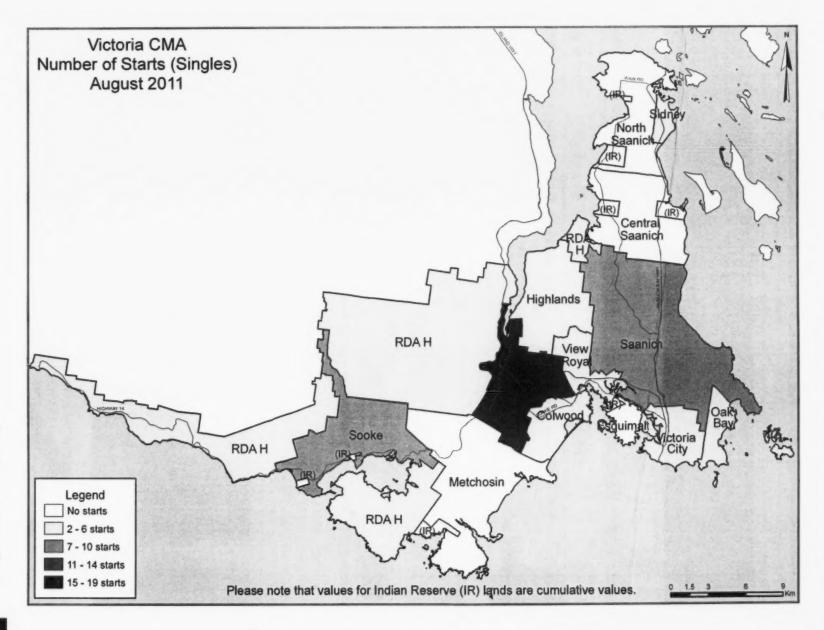
detached home starts recorded in 2011 (January-August). Through the end of August, 478 single-detached homes were under construction across the CMA, 143 fewer than a year ago. Despite construction starting on fewer homes this year, new home prices continue to rise. The median August sale price for a single-detached home was \$692,450, nearly \$150,000 higher than the corresponding detached MLS® price. ¹

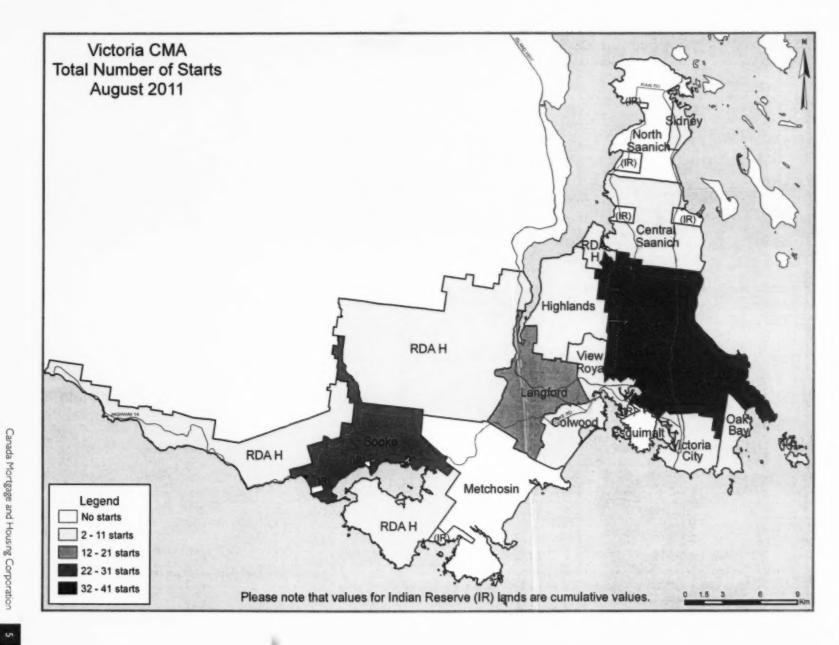
Multi-family construction (semi-detached, row, and apartment) activity slowed in August, following three consecutive above-average months. The current inventory of completed and unabsorbed apartment condominiums (289 units) is five per cent below the level recorded last August, but above the five-year average (Jan. 2006-Dec. 2010 average: 166 units).

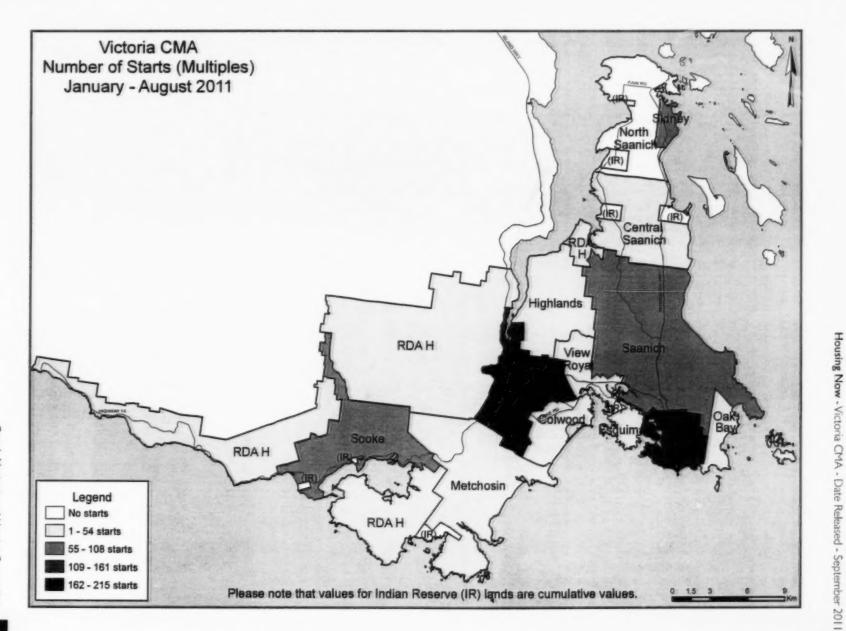


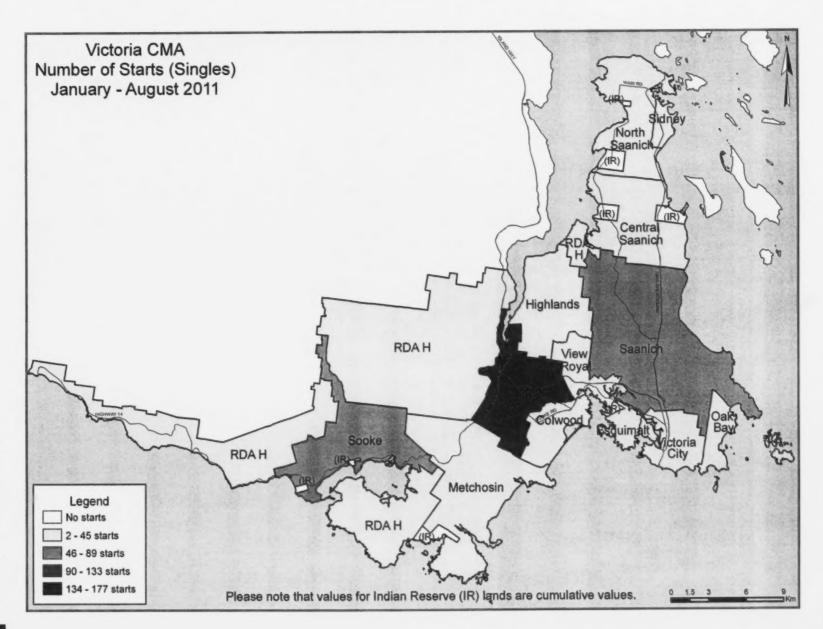
Source: CMHC



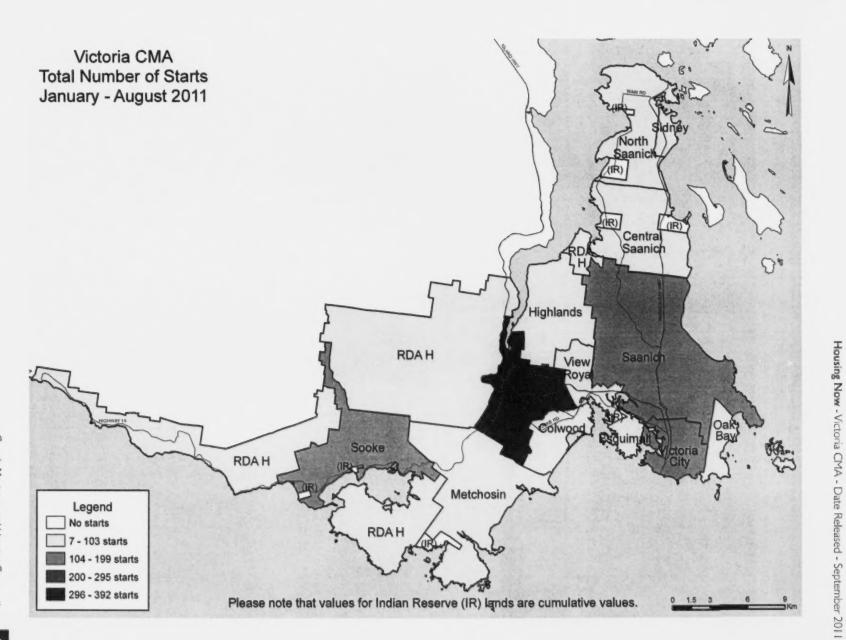








Housing Now - Victoria CMA - Date Released - September 2011



HOUSING NOW REPORT TABLES

Available in ALL reports:

- I Housing Activity Summary of CMA
- Starts by Submarket and by Dwelling Type Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type Year-to-Date
- 3 Completions by Submarket and by Dwelling Type Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market Year-to-Date
- 2.4 Starts by Submarket and by Intended Market Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market Year-to-Date
- 3.4 Completions by Submarket and by Intended Market Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ⇔ Percent change > 200%
- Ni
- -- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

			August 2	2011					
			Owner	ship			Ren	eal les	
		Freehold		C	Condominium		Ken		Total*
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	Total
STARTS		alage proces			and the state of t		(arrangers		
August 2011	52	4	0	2	30	23	7	2	120
August 2010	49	6	0	- 1	0	160	5	0	221
% Change	6.1	-33.3	n/a	100.0	ala	-85.6	40.0	n/a	-45.7
Year-to-date 2011	387	42	0	7	173	293	25	166	1,093
Year-to-date 2010	612	60	0	10	108	544	103	94	1,531
% Change	-36.9	-30.0	n/a	-30.0	60.2	-46.1	-75.7	76.6	-28.6
UNDER CONSTRUCTI	ON								
August 2011	462	60	0	7	224	892	39	152	1,836
August 2010	607	74	0	9	138	1,082	85	94	2,089
% Change	-23.9	-18.9	n/a	-22.2	62.3	-17.6	-54.1	61.7	-121
COMPLETIONS									
August 2011	71	14	0	0	20	13	2	37	157
August 2010	78	4	0	2	3	0	3	0	90
% Change	-9.0	**	n/a	-100.0		n/a	-33.3	n/a	74.4
Year-to-date 2011	469	52	0	9	105	308	37	157	1,137
Year-to-date 2010	579	44	0	5	56	183	81	51	999
% Change	-19.0	18.2	n/a	80.0	87.5	68.3	-54.3		13.8
COMPLETED & NOT A	BSORBED								
August 2011	74	- 11	0	3	70	289	4	0	451
August 2010	45	5	0	0	25	275	5	29	384
% Change	64.4	120.0	n/a	n/a	180.0	5.1	-20.0	-100.0	17.4
ABSORBED									
August 2011	70	14	0	0	13	18	3	- 1	119
August 2010	74	6	0	2	2	14	4	0	102
% Change	-5.4	133.3	n/a	-100.0	*	28.6	-25.0	n/a	16.7
Year-to-date 2011	470	55	0	7	66	334	40	89	1,061
Year-to-date 2010	560	44	0	6	81	222	79	22	1,014
% Change	-16.1	25.0	n/a	16.7	-18.5	50.5	-49.4	-	4.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

gg dila na kana kana sana kana kana sa kata saka kana kana kana kana kana kana kan	Table I.I:	Housing	August	2011	y by Subn	narket	andre et en stemme Se Se S	di emiliari en Se Bas III. La	
			Owner				Ren	tal	
	HER BANKSON I	Freehold	120000000		Condominium	CHICATORISMO	Single.	ENIX:SIN	Total*
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Semi, and Row	Apt. & Other	
STARTS	e a garted y difference						THE POST !		
Victoria City		MADE DE		A Control of				NAME OF	
August 2011	2	2		0	0	0	0	- 1	5
August 2010	0	2	0	0	0	112	0	0	114
Oak Bay	CONTRACTOR OF THE PARTY OF THE								
August 2011	2	0		0	0	0	0	0	2
August 2010	2	0	0	0	0	0	0	0	2
Esquimalt					SENARE N				
August 2011	0	0		0		0	0	0	0
August 2010	0	0	0	0	0	0	0	0	0
Saanich	533 0 TO 153		MED STR	MAN CHANGE	STATE	2 36 9 39		STATE OF THE PARTY	
August 2011	7	0	0	0	4	23	7	0	41
August 2010	- 11	0	0	0	0	0	0	0	11
Central Saanich	多种基型原始等		回榜可以可		276		THE PERSON	750000	TON SON
August 2011	0	0	0	0	2	0	0	0	2
August 2010	1	0	0	0	0	0	1	0	2
North Saanich	MEYE PERCEN		KERN KER	CONTRACTOR	SACRET STATE	THE SERVICE	MARKET ST	74589953	500000
August 2011	0	0	0	0	0	0	0	0	(
August 2010	2	0	0	0	0	0	0	0	2
Sidney		ATT TOTAL	7-510,820 E	STEELS STR	8:77 P.55	TO ALLES	MICHELLA ST	1488 (357)	AS EN TON
August 2011	0	0	0	2	8	0	0	I I	11
August 2010	i	0		0		0	0	0	
View Royal	NUTCHER DISCONSTRUCTION	100 A 100 M		SAND DO	14.00.503	YEAR DO	N-925 15 2/10/201	25350E00	205888
August 2011	6	0	0	0	0	0	0	0	THE RESERVE OF THE PERSON NAMED IN
August 2010	l i	0		0	0	48	0	0	45
Reg. Dist. Area H	CHICAGO DONOLOGO	STREET, STREET,	ALCO VICTORIA		TO BE CONTROL OF THE PARTY.	NO.	TO SERVICE OF THE PARTY OF THE	WHITE COLUMN	DATE OF THE PARTY.
August 2011	3	0	0	0	0	0	0	0	ET VARIOUS DE
August 2010	6	0		0	0	0	0	0	
Highlands	WINDS WHEN SHEET	TANKS TO SERVICE OF THE PERSON	SECRETARIOS DE LA CONTRACTION	STREET, STATE	LOCAL DESIGNATION OF THE PARTY	DEPOSITE OF THE PARTY OF THE PA	SAFEKE AND ST	TO STATE OF	10-75-10-10-1
August 2011	2	0	0	0	0	0	0	0	1930-508
	2	0		0	0	0	0	0	4
August 2010		U	U	U	U	Further State State	C SOME CONTRACTOR	O CONTRACTOR OF THE PERSON OF	CONTRACTOR OF THE PARTY OF THE
Langford	ASSAULT TO THE PARTY OF THE PAR	Salar Barrer		MARKET STATE	A CONTRACTOR OF THE PARTY OF TH	BEREISH	STATE STATE	CORRECTED IN	A CONTRACTOR OF THE PARTY OF TH
August 2011	19	0		0	0	0	0	0	15
August 2010	9	0	0	0	0	0	0	0	5
Colwood	200 (100) (100) (100)	4 FE TO SEE	15年3年9年	SHIPPLE				Canal Service	THE ARM
August 2011	2	0		0		0	0	0	1
August 2010	2	0	0	0	0	0	0	0	-
Metchosin	MENTER HIS BOSET		2007.00			0.555			E STATE OF
August 2011	0	0	0	0		0		0	
August 2010	3	0	0	0	0	0	0	0	3
Sooke		The state	The same		Transplan			A AM	
August 2011	9	2		0		0		0	
August 2010	9	4	0	1	0	0	4	0	18
Indian Reserves	TRANSPORT	47/35	A PERSONAL PROPERTY.		PER VISITE	· · · · · · · · · · · · · · · · · · ·	AND A STATE OF	18 27 68	Carlos Barrer
August 2011	0	0		0		0	0	0	
August 2010	0	0	0	0	0	0	0	0	0
Victoria CMA		11 医温温		The state of the s	SHE STATE	MA HELL	AND MEN		HISTORY
August 2011	52	4		2	30	23	7	2	
August 2010	49	6		1		160		0	221

			Owne	rship					
		Freehold			Condominium		Ren	tal	
	Single	Semi	Row, Apr. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	Total*
UNDER CONSTRUCTION	ON					1. 14.150	NOW.		
Victoria City		医足流		Jetatie		TEST TO	Continued to the	Now is to	America line
August 2011	24	32	0	2	17	215	8	135	433
August 2010	20	46	0	0	23	506	25	58	678
Oak Bay							135 E 12 E		
August 2011	18	0	0	0	0	20	0	0	38
August 2010	19	0	0	0	0	0	0	0	19
Esquimalt	A COLUMN TO SERVICE STATE OF THE SERVICE STATE OF T		DE STEEL STEEL				100		1
August 2011	7	2	0	2	17	0	0	0	28
August 2010	15	2	0	- 1	0	41	2	o	61
Saanich	CARLOS RESIDENCE		CHIEF STATE			1000	3 7 3 4 8 8 8	党(15)	K. WARDIN
August 2011	96	0	0	0	18	91	14	0	219
August 2010	149	0		0	0	46	9	36	240
Central Saanich	SOURCE SERVICE	STATE OF THE	CORNER DE	THE RESERVE	TOTAL CAPTURE	AND SOUTH	N 5 6 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Section 1	NOT THE REAL PROPERTY.
August 2011	15	0	0	0	20	20	4	2	61
August 2010	25	4	0	0	0	6	16	o	51
North Saanich		DESCRIPTION OF	73-33-83-87	A MATTER A	SLEWS STORY		55174878160	ASSESSED 1863/19	ASSESSED AND ADDRESS OF THE PARTY OF THE PAR
August 2011	23	0	0	0	0	0	0	0	23
August 2010	32	0		0	0	0	0	0	32
Sidney			SERVICE TRICE		TO COLOR OF			2324 24 78 78 78	32
August 2011	4	4	0	2	48	20	2	3	83
August 2010	10	6		0	0	12	9	o	37
View Royal	SARSES SERVICES					PERSONAL PROPERTY AND PROPERTY	0.261000000		3/
August 2011	19	0	0	0	10	21	Charles See See	AND DESCRIPTION OF THE PERSON	FO
August 2010	27						0	. 0	50
Reg. Dist. Area H	STATE OF THE PERSON NAMED IN	0	0	0	16	48	0	0	91
	SECRETARIA DE LA COMPANSION DE LA COMPAN	DATE SERVICE	CONTRACTOR OF THE PARTY OF THE	The state of the s			CONTRACTOR OF THE PARTY OF THE	THE SECOND SECOND	
August 2011	46	0		0	0	0		0	46
August 2010	38	0	0	0	0	0	1	0	39
Highlands		SOLAR DE	STATE STATE OF THE PARTY OF THE		BELLEVINE CO.	12 100 FE	PRINCIPLE OF THE PRINCI		
August 2011	10	0		0	0	0		- 1	11
August 2010	21	0	0	0	0	0	0	0	21
Langford	CASS DUDING	MANAGER		Mark W.	ISBN DAY	233200		SASSESSE.	18.65 4.0
August 2011	117	0	-	0	48	434	8	0	607
August 2010	144	0	0	1	25	423	1	0	594
Colwood	MARKET STATES	THE REAL PROPERTY.		Strain .	e si de sono			Jan Barrier	Dias Francis
August 2011	19	8	0	0	6	34	2	5	74
August 2010	29	4	0	0	33	0	- 1	0	67
Metchosin		# 1944F							9
August 2011	10	0		0		0		- 1	- 11
August 2010	12	0	0	0	0	0	1	0	13
Sooke	cheer description				PER STATE				
August 2011	54	14		- 1		37		5	152
August 2010	66	12	0	7	41	0	20	0	146
Indian Reserves			THE PARTY NAMED IN			198522		4 - 1 - 1	SERVICE:
August 2011	0	0	0	0	0	0	0	0	0
August 2010	0	0	0	0	_ 0	0	0	0	0
Victoria CMA	AND ENDED	TO HAVE BEE	TARREST .	MENER	THE TESTS	RESTRE	464233	5 S. C. S. S.	1883
August 2011	462	60	0	7	224	892	39	152	1,836
August 2010	607	74		9		1,082		94	2,089

			August						
			Owne				Ren	tal	
	CONTRACTOR OF THE PARTY OF THE	Freehold	Mathematica	(Condominium		Single,		Total*
	Single	Semi	Row, Apr. & Other	Single	Row and Semi	Apt. & Other	Semi, and	Apt. & Other	
COMPLETIONS			Jer Jan				Row	450	
Victoria City				and the second			a sold of the state of the	militar in a	25/2/35
August 2011	6	8		0	12	13	0	0	39
August 2010	1	0	0	0	0	0	0	0	
Oak Bay									
August 2011	3	0		0	0	0	0	0	1
August 2010	0	0	0	0	0	0	0	0	
Esquimalt							The state of the s	See the	
August 2011	0	0	0	0	0	0	0	0	(
August 2010	0	0	0	0	0	0	0	0	(
Saanich	THE PERSON OF				STATE OF THE	CONTRACT.		13/5/25/24	THE STATE OF
August 2011	7	0	0	0	0	0	0	36	43
August 2010	15	0	0	0	0	0	0	0	15
Central Saanich	网络	NAME OF STREET		STATE OF THE PARTY	HE POLICE	1400	-024	A PASSAGE	THE PROPERTY
August 2011	3	2	0	0	0	0	0	1	
August 2010	0	0	0	0	0	0	0	0	(
North Saanich	SER CORRECTION	200	31/25/33/		With combined	WALL TOWN		338-10	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
August 2011	2	0	0	0	0	0	0	0	
August 2010	0	0		0		0	0	0	
Sidney	SER SERVICES			9.05	ALC: SHOW		35:10		30.335.45
August 2011	0	0	0	0	0	0	0	0	(
August 2010	1	0		0		0	0	0	
View Royal	SERVICE DE LA CONTRACTION DE L		WITH STREET		Name of the last		TO SECURE	THE RESIDENCE OF THE PARTY OF T	SECURIOS .
August 2011	Manager of the Party of the Par	0	0	0	0	0	0	0	
August 2010	8	0		0		0	0	0	
Reg. Dist. Area H	THE REPORT OF THE PARTY OF THE	INVESTIGATION OF	0	U		N STANDARDON	AN SHEET SHEET AND	AND SERVICE SERVICE	
	BEEN ESCHERALIER	THE PARTY OF		THE REAL PROPERTY.	SCHOOL POLICE	ROPE OF THE REAL PROPERTY.		AMAJIMEN	Mark 10-7
August 2011	3	0		0		0	0	0	
August 2010	3	0	0	0	0	0	0	0	
Highlands	MARINE STATES	THE STATE		REMARKS				1830 2080	
August 2011	0	0		0		0	0	0	(
August 2010	2	0	0	0	0	0	0	0	are and the same
Langford	FEET STATE OF THE	S. Canada	STEEL SECTION OF THE PERSON OF	SPERMIN.		21630000	BENEFIT OF THE PERSON NAMED IN	SERIES H	STATE YO
August 2011	39	0		0		0	2	0	44
August 2010	35	2	0	2	0	0	0	0	39
Colwood		Market Gar		a Karalyana				1916 400	NA SER
August 2011	1	0		0	-	0	0	0	(
August 2010	3	0	0	0	0	0	0	0	3
Metchosin						100	ON THE PERSON		
August 2011	2	0		0		0		0	7
August 2010	1	0	0	0	0	0	0	0	
Sooke			150259881			March L	J. S. British	MESSES STATE	NAME OF THE PARTY
August 2011	4	4	0	0	0	0		0	8
August 2010	9	2	0	0	3	0		0	17
Indian Reserves		13.75			Carl Contract	THE TOMES	CHE TOWN	2002334	1395
August 2011	0	0	0	0	0	0	0	0	(
August 2010	0	0		0		0		0	(
Victoria CMA	ACCUPATION OF THE	146320	ASC PERS	B (10)	101,000	EN NEWS	SEASSAN	SECTION	The second
August 2011	71	14	0	0	20	13	2	37	157
August 2010	78	4		2	3	0		0	90

			August 2						
		Freehold	Owner		ondominium		Ren	tal	
	Single	Semi	Row, Apt.	Single	Row and Semi	Apr. & Other	Single, Semi, and Row	Apc. & Other	Total*
COMPLETED & NOT A	ABSORBED	Daller State (M. Co.					NOW		
Victoria City	electric and a lateral a man	Editorial.	Later State Li	150000	R. Flows Ama	بالم والمعاملة المرابع	. ۱ - در مستمنع	althought.	20.5 de
August 2011	3	4		0	12	103	0	0	122
August 2010	2	3	0	0	0	65	1	29	100
Oak Bay									
August 2011	1	0		0	0	0	0	0	1
August 2010	0	0	0	0	0	0	0	0	0
Esquimalt							3.70	7 × 100	
August 2011	0	0	0	0	0	31	0	0	31
August 2010	0	0	0	0	0	14	0	0	14
Saanich			100 ASSESSED						
August 2011	9	0	0	0	0	4	0	0	13
August 2010	4	0	0	0	0	29	0	0	33
Central Saanich		1					- 33		198
August 2011	4	0	0	0	0	2	0	0	6
August 2010	1	0	0	0	0	0	0	0	1
North Saanich	并到的别数 网络香蕉属	134.30	(A) (A)	B STANKS	TENNE SUPE				
August 2011	2	0	0	0	0	2	0	0	4
August 2010	1	0	0	0	0	3	0	0	4
Sidney	SEESSE TENEVENE	108 63	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	A STATE OF THE PARTY OF THE PAR		(-100 TOY	CONTRACTOR OF	16.	1810-10-4
August 2011	0	1	0	0	0	3	0	0	4
August 2010	1	2	0	0	0	10	0	0	13
View Royal	TARREST WEST ARE	The same	当では かんしん	10 15 B. W.	ALL MARKET TOTAL	4331	42.0	REPERTURAL PROPERTY.	
August 2011	7	1	o	0	4	25	0	0	37
August 2010	4	0		0	0	4	0	0	8
Reg. Dist. Area H		ANGER	Maria Salar	Vac 11.		A TOTAL OF	BI 15 (5) 217	E 178 5 2	754555
August 2011	4	0	0	0	0	0	0	0	4
August 2010	1	0		0	0	0	0	0	1
Highlands	TOTAL STATE OF	93 63 W	4 TO 6 S S S S S S S S S S S S S S S S S S	V496531553	EZENTORS		WEST TO THE	Design Time	NESCHARE
August 2011	3	0	0	0	0	0	0	0	3
August 2010	4	0		0	0	0	0	0	4
Langford	ALCOHOM STREET		THE RESERVE	ELS SANS			STATE OF THE	TERESTE	SSE 802
August 2011	26	0	0	0	16	103	0	0	145
August 2010	16	0	-	0	7	123	0	o	146
Colwood	CONTRACTOR DESCRIPTION OF THE PERSON OF THE	and the	AND ACCOUNTS	UTANA MENA	100000000000000000000000000000000000000	STATE AND ADDRESS	CONTROL DATE	00000000	NAME OF TAXABLE PARTY.
August 2011	-0	0	0	0	9	14	0	0	23
August 2010	3	0		0		24		0	30
Metchosin	AND DESCRIPTION OF THE PERSON	COLUMN TO THE REAL PROPERTY.	O TO POST OF THE PARTY	13.572		THE PROPERTY.	15 M 12 13 3 3 3	MATERICAL	SEESIS
August 2011	0	0	0	0	0	0	0	0	0
August 2010	0	0		0		0		0	0
Sooke Sooke		DESCRIPTION OF	* 3 2	U A A A A A A A A A A A A A A A A A A A	2 N Y 20 7 10 9 1	Charles and the last	ALL STREET, ALL ST	W150250555	12341111
	CONTRACTOR OF THE PARTY OF THE	5	0	3	29	2	4	0	58
August 2011	15					2			36
August 2010	8	0	0	0		3	4	0	30
Indian Reserves	CERTAIN CONTRACTOR					H SALL SAL		NOT THE OWNER.	MEDICAL
August 2011	0	0	-	0		0		0	0
August 2010	0	0	0	0		0	0	0	C
Victoria CMA	Total Control	v 82 -	MERCANDO			The White	All the second s	905330000	ALCO STATE
August 2011	74	11		3		289		0	451
August 2010	45	5	0	0	25	275	5	29	384

ABSORBED Victoria City August 2011	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Row and Semil	Apc. & Other	0 0 0	Apt. & Other	5 0 1 0
ABSORBED Victoria City August 2011	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Other 12 5 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Other 0 0 0 0 0 0 0 0 0	33 5 0 10 10
Victoria City	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0	0 0 0 1 0 2 5	0 0 0 0 0 0	0 0 0	5 0 1 0
Victoria City	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0	0 0 0 1 0 2 5	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0	5 0 1 0
August 2011	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0	0 0 0 1 0 2 5	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0	10
August 2010 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0	0 0 0 1 0 2 5	0 0 0 0	0 0 0	5 0 1 0
August 2011	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0	0 1 0 2 5	0 0 0	0 0 0	10
August 2011	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0	0 1 0 2 5	0 0 0	0 0 0	10
August 2010 Esquimalt August 2011 August 2010 O Sanich August 2010 August 2010 August 2010 August 2010 August 2010 August 2010 Central Sanich August 2011 August 2010 North Sanich August 2011 August 2010 North Sanich August 2011 August 2010 O Sidney August 2011 August 2010 O Central Sanich August 2010 August 2010 O O O North Sanich August 2010 O O Central Sanich August 2010 O O O North Sanich August 2010 O O O O North Sanich August 2010 O O O O O O O North Sanich August 2010 O O O O O O O O O O O O Langford August 2010 Aug	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0	2 5 0 0	0 0 0	0 0	10
Esquimalt August 2011	0 0 0	0 0	0 0 0	0 0 0 0	0 0	10
August 2011 August 2010 Sanich August 2011 August 2010 August 2010 August 2010 August 2010 August 2011 August 2011 August 2010 August 2010 August 2010 August 2011 August 2011 August 2010 August 20	0 0 0	0 0	0 0 0	0 0	0 0	10
August 2010 0 0 0 0 Sanich August 2011 8 0 0 0 Central Sanich August 2010 14 0 0 0 Central Sanich August 2011 3 2 0 0 0 0 North Sanich August 2010 0 0 0 0 0 North Sanich August 2011 2 0 0 0 0 Sidney August 2010 0 0 1 0 0 Sidney August 2011 0 1 0 0 0 0 View Royal August 2010 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0	0 0	2 5	0 0	0 0	10
Sasnich August 2011 8	0 0 0	0 0	2 5	0 0	0 0	10
August 2011 August 2010 Central Ssanich August 2011 August 2010 August 2010 North Ssanich August 2011 August 2011 August 2010 O Sidney August 2011 August 2010 O Sidney August 2011 August 2010 O O O North Ssanich August 2010 O O O Sidney August 2011 August 2010 O O O North Ssanich August 2010 O O O Sidney August 2010 O O O O North Ssanich August 2010 O O O O O O O O North Ssanich August 2010 O O O O O O O O O O O O O	0 0	0 0 0	0 0	0 0	0	
August 2010 Central Ssanich August 2011 August 2010 O North Saanich August 2011 August 2011 August 2010 O Sidney August 2011 August 2010 O Sidney August 2011 August 2010 O View Royal August 2011 August 2010 D Reg. Dist. Area H August 2010 August 2010 August 2010 August 2010 August 2010 C August 2010	0 0	0 0 0	0 0	0 0	0	19
Central Sasnich	0 0	0 0	0	0	OPERATOR I	
August 2011 August 2010 North Saankh August 2011 August 2010 Sidney August 2011 August 2010 O Sidney August 2010 O O O Reg. Dist. Area H August 2010 August 2010 August 2010 I O O Colwood Colwood	0 0	0	0	0	1 0	6
August 2010 0 0 0 0 North Saankh August 2011 2 0 0 0 August 2010 0 0 0 0 Sidney August 2011 0 1 0 August 2010 0 2 0 View Royal August 2011 1 0 0 0 August 2010 5 0 0 Reg. Dist. Area H August 2010 3 0 0 Highlands August 2010 1 0 0 0 August 2010 1 0 0 0 0 0 August 2010 1 0 0 0 0 0 0 August 2010 1 0 0 0 0 0 0 August 2010 1 0 0 0 0 0 0 August 2010 1 0 0 0 0 0 0 August 2010 1 0 0 0 0 0 0 August 2010 1 0 0 0 0 0 0 August 2010 1 0 0 0 0 0 0 0 August 2010 1 0 0 0 0 0 0 0 August 2010 1 0 0 0 0 0 0 0 August 2010 1 0 0 0 0 0 0 0 August 2010 1 0 0 0 0 0 0 0 August 2010 1 0 0 0 0 0 0 0 August 2010 1 0 0 0 0 0 0 August 2010 1 0 0 0 0 0 0 0 August 2010 1 0 0 0 0 0 0 0 0 August 2010 1 0 0 0 0 0 0 0 Au	0 0	0	0	0	0	- 0
North Sanich	0 0	0	0	KO BA	VI.	0
August 2011 August 2010 Sidney August 2011 August 2010 O	0			100 Com	and the second	(A) (2) (2) (A) (A)
August 2010 0 0 0 0 Sidney August 2011 0 1 0 August 2010 0 2 0 View Royal August 2010 1 1 0 0 0 August 2010 5 0 0 0 Reg. Dist. Area H August 2010 3 0 0 Highlands August 2011 0 0 0 0 August 2010 1 0 0 0 0 Langford August 2010 3 7 0 0 August 2010 3 3 0 0 0 Langford	0			0	0	2
Sidney			0		0	0
August 2011 0 1 0 August 2010 0 2 0 View Royal August 2010 1 0 0 August 2010 5 0 0 Reg. Dist. Area H August 2010 3 0 0 Highlands August 2011 0 0 0 0 Langford August 2010 1 0 0 0 Langford August 2010 37 0 0 August 2010 37 0 0 Colwood	P. Strate	San Street Street	U CONTRACTOR OF THE PARTY OF TH	0	0	O CONTRACTOR OF THE PARTY OF TH
August 2010 0 2 0 View Royal August 2011 1 0 0 August 2010 5 0 0 Reg. Dist. Area H August 2010 3 0 0 Highlands August 2011 0 0 0 0 Langford August 2011 37 0 0 August 2010 35 2 0 Colwood		SIDNED FOR	2526368	THE SECTION AND ADDRESS OF THE PERSON AND AD	CONTRACTOR OF	2500000
View Royal August 2011 1 0 0 August 2010 5 0 0 Reg. Dist. Area H August 2011 4 0 0 August 2010 3 0 0 Highlands August 2011 0 0 0 August 2010 1 0 0 Langford August 2010 35 2 0 Colwood	0	0	0		0	
August 2011 1 0 0 August 2010 5 0 0 Reg. Dist. Area H August 2010 3 0 0 Highlands August 2011 0 0 0 0 August 2010 1 0 0 0 Langford August 2011 37 0 0 August 2010 35 2 0 Colwood	0	0	0	0	0	2
August 2010 5 0 0 Reg. Dist. Area H August 2011 4 0 0 August 2010 3 0 0 Highlands August 2011 0 0 0 0 August 2010 1 0 0 0 Langford August 2011 37 0 0 August 2010 35 2 0 Colwood	4-12/6		31 . 34	ALLEY BERTON	ELLIGHEN.	1 600
Reg. Dist. Area H August 2011 4 0 0 August 2010 3 0 0 Highlands August 2011 0 0 0 August 2010 1 0 0 Langford August 2011 37 0 0 August 2010 35 2 0 Colwood	0	0	1	0	0	2
August 2011 4 0 0 August 2010 3 0 0 Highlands August 2011 0 0 0 August 2010 I 0 0 Langford August 2011 37 0 0 August 2010 35 2 0 Colwood	0	0	0	0	0	5
August 2010 3 0 0 Highlands August 2011 0 0 0 August 2010 I 0 0 Langford August 2011 37 0 0 August 2010 35 2 0 Colwood	6 28 8 44	34.11	37.75	200000000000000000000000000000000000000	14691-0	Marie St.
Highlands August 2011 0 0 0 August 2010 1 0 0 Langford August 2011 37 0 0 August 2010 35 2 0 Colwood	0	0	0		0	4
August 2011 0 0 0 August 2010 I 0 0 Langford August 2011 37 0 0 August 2010 35 2 0 Colwood	0	0	0	0	0	3
August 2010 I 0 0 Langford August 2011 37 0 0 August 2010 35 2 0 Colwood	1.4.5	a store of	3550	000	22/1/2	590 13
Langford August 2011 37 0 0 August 2010 35 2 0 Colwood	0	0	0		0	0
August 2011 37 0 0 August 2010 35 2 0 Colwood	0	0	0	0	0	1
August 2010 35 2 0 Colwood	64.69	STATE OF THE STATE	5.3000		PERCON.	
Colwood	0	2	2	2	0	43
	2	0	4	0	0	43
	5.000	100 (885 Est.)	19285	E8003	35,877 13	13.3359
August 2011 1 0 0	0	2	0	0	0	3
August 2010 4 0 0	0	0	0	0	0	4
Metchosin	ASSET OF	NAME OF STREET	Wilder W	HER STATE	A STORAGE	CONTRACTOR OF THE PARTY OF THE
August 2011 2 0 0	0	0	0	0	0	2
August 2010 I 0 0	0	0	0		o	1
Sooke	CO. Pe	NET DECKN	7万4年	EUREUG	SAMOUS	1417-959
August 2011 3 3 0	0	0	0	1	0	7
August 2010 11 2 0	0	2	0		0	19
Indian Reserves	THE SAME		COLUMN TO A STREET	14/12/02/5	STATISTICS.	VOCULES.
August 2011 0 0 0	0	0	0	0	0	0
August 2010 0 0 0		0	0		0	0
Victoria CMA	0	WALEST COM	153990000	Constitution of the last	Later and the same of the same	N. P. S. Sand
	0	SEALES OF	THE PERSON NAMED IN	MODERATE AND A	COLUMN TO	119
August 2011 70 14 0 August 2010 74 6 0	0	13	18		0	102

			Owner	ship				. 1	
		Freehold		-	Condominium		Rent	tal	
	Single	Semi	Row, Apr. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apr. & Other	Total*
2010	812	90	0	11	186	108	124	94	2,118
% Change	27.9	42.9	n/a	37.5	84.2	69	40.9	n/a	104.8
2009	635	63	0	8	101	139	88	0	1,034
% Change	-3.9	-13.7	n/a	0.0	-44.8	-85.0	69.2	n/a	-45.7
2008	661	73	0	8	183	928	52	0	1,905
% Change	-12.8	-27.7	n/a	-78.4	-24.4	-34.3	85.7	n/a	-26.1
2007	758	101	0	37	242	1,413	28	0	2,579
% Change	-14.8	80.4	n/a	0.0	-4.7	-1.8	-20.0	-100.0	-5.8
2006	890	56	0	37	254	1,439	35	28	2,739
% Change	-3.2	27.3	n/a	-7.5	85.4	68.1	-10.3	21.7	33.1
2005	919	44	0	40	137	856	39	23	2,058
% Change	-4.5	-32.3	n/a	66.7	-19.4	-19.1	-53.0	80	-12.9
2004	962	65	0	24	170	1,058	83	1	2,363
% Change	3.8	-4.4	n/a	98	-17.9	76.3	53.7	-99.3	17.7
2003	927	68	0	4	207	600	54	142	2,008
% Change	8.2	36.0	-100.0	-77.8	38.0	60	50.0	44.9	49.4
2002	857	50	10	18	150	125	36	98	1,344
% Change	36.2	100.0	-69.7	n/a	99	60.3	-2.7	-76.7	6.3
2001	629	25	33	0	40	78	37	421	1,264

Source: CMHC (Starts and Completions Survey)

	Sin	gle	Sen	ni	Ro	w	Apr. &	Other		Total	
Submarket	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	% Change
Victoria City	2	0	2	2	0	0	- 1	112	5	114	-95.6
Oak Bay	2	2	0	0	0	0	0	0	2	2	0.0
Esquimalt	0	0	0	0	0	0	0	0	0	0	n/a
Saanich	7	11	0	0	- 11	0	23	0	41	- 11	919
Central Saanich	0	1	2	- 1	0	0	0	0	2	2	0.0
North Saanich	0	2	0	0	0	0	0	0	0	2	-100.0
Sidney	2	1	8	0	0	0	1	0	11	1	919
View Royal	6	1	0	0	0	0	0	48	6	49	-87.8
Reg. Dist. Area H	3	6	0	0	0	0	0	0	3	6	-50.0
Highlands	2	2	0	0	0	0	0	0	2	2	0.0
Langford	19	9	0	0	0	0	0	0	19	9	111.1
Colwood	2	2	0	0	0	0	0	0	2	2	0.0
Metchosin	0	3	0	0	0	0	0	0	0	3	-100.0
Sooke	9	11	2	7	16	0	0	0	27	18	50.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Victoria CMA	54	51	14	10	27	0	25	160	120	221	-45.7

	Sing	gle	Sen	ni	Ro	w	Apt. &	Other		Total	
Submarket	YTD 2011	YTD 2010	% Change								
Victoria City	18	18	20	66	10	5	138	360	186	449	-58.6
Oak Bay	- 11	10	0	0	0	0	20	0	31	10	91
Esquimalt	5	7	0	3	17	0	0	0	22	10	120.0
Saanich	50	98	2	- 1	26	0	63	82	141	181	-22.1
Central Saanich	8	19	2	20	0	0	27	6	37	45	-17.8
North Saanich	9	24	0	0	0	0	0	0	9	24	-62.5
Sidney	2	9	14	15	36	0	24	0	76	24	911
View Royal	15	35	0	4	4	14	0	48	19	101	-81.2
Reg. Dist. Area H	33	27	0	0	0	0		0	34	27	25.9
Highlands	6	16	0	0	0	0		0	7	16	-56.3
Langford	177	227	0	8	48	25	167	142	392	402	-2.5
Colwood	10	25	2	13	0	22	5	0	17	60	-71.7
Metchosin	6	9	0	0	0	0		0	7	9	-22.2
Sooke	55	101	18	48	30	24	12	0	115	173	-33.5
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Victoria CMA	405	625	58	178	171	90	459	638	1,093	1.531	-28.6

Table 2.2:	Starts by Si		by Dwellir August 201		d by Inter	ided Mark	et	
		Ro	w			Apt. &	Other	
Submarket	Freeho		Ren	tal	Freeho Condor		Ren	ital
	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010
Victoria City	0	0	0	0	0	112	1	(
Oak Bay	0	0	0	0	0	0	0	0
Esquimalt	0	0	0	0	0	0	0	(
Saanich	4	0	7	0	23	0	0	(
Central Saanich	0	0	0	0	0	0	0	(
North Saanich	0	0	0	0	0	0	0	(
Sidney	0	0	0	0	0	0	- 1	(
View Royal	0	0	0	0	0	48	0	(
Reg. Dist. Area H	0	0	0	0	0	0	0	(
Highlands	0	0	0	0	0	0	0	(
Langford	0	0	0	0	0	0	0	(
Colwood	0	0	0	0	0	0	0	(
Metchosin	0	0	0	0	0	0	0	(
Sooke	16	0	0	0	0	0	0	(
Indian Reserves	0	0	0	0	0	0	0	(
Victoria CMA	20	0	7	0	23	160	2	

		Ro	w			Apt. &	Other	
Submarket	Freeho Condor		Ren	tal	Freeho Condor		Ren	ital
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Victoria City	10	5	0	0	0	302	138	58
Oak Bay	0	0	0	0	20	0	0	0
Esquimalt	17	0	0	0	0	0	0	0
Saanich	12	0	14	0	63	46	0	36
Central Saanich	0	0	0	0	20	6	7	0
North Saanich	0	0	0	0	0	0	0	0
Sidney	36	0	0	0	20	0	4	0
View Royal	4	14	0	0	0	48	0	0
Reg. Dist. Area H	0	0	0	0	0	0	1	0
Highlands	0	0	0	0	0	0	1	0
Langford	48	25	0	0	166	142	1	0
Colwood	0	22	0	0	0	0	5	0
Metchosin	0	0	0	0	0	0	1	0
Sooke	30	24	0	0	4	0	8	0
Indian Reserves	0	0	0	0	0	0	0	0
Victoria CMA	157	90	14	0	293	544	166	94

	Freel	hold	Condor	ninium	Ren	ital	Tot	al*
Submarket	Aug 2011	Aug 2010						
Victoria City	4	2	0	112	1	0	5	114
Oak Bay	2	2	0	0	0	0	2	2
Esquimalt	0	0	0	0	0	0	0	0
Saanich	7	11	27	0	7	0	41	11
Central Saanich	0	- 1	2	0	0	- 1	2	2
North Saanich	0	2	0	0	0	0	0	2
Sidney	0	- 1	10	0	1	0	11	1
View Royal	6	1	0	48	0	0	6	49
Reg. Dist. Area H	3	6	0	0	0	0	3	6
Highlands	2	2	0	0	0	0	2	2
Langford	19	9	0	0	0	0	19	9
Colwood	2	2	0	0	0	0	2	7
Metchosin	0	3	0	0	0	0	0	3
Sooke	- 11	13	16	- 1	0	4	27	18
Indian Reserves	0	0	0	0	0	0	0	0
Victoria CMA	56	55	55	161	9	5	120	221

	Free	hold	Condo	minium	Ren	ntal	Tot	al*
Submarket	YTD 2011	YTD 2010						
Victoria City	36	52	12	307	138	90	186	449
Oak Bay	11	10	20	0	0	0	31	10
Esquimalt	4	6	18	1	0	3	22	10
Saanich	50	98	77	46	14	37	141	181
Central Saanich	8	21	22	6	7	18	37	45
North Saanich	9	24	0	0	0	0	9	24
Sidney	2	15	70	0	4	9	76	24
View Royal	15	35	4	66	0	0	19	101
Reg. Dist. Area H	33	27	0	0	1	0	34	27
Highlands	6	16	0	0	1	0	7	16
Langford	167	229	214	173	11	0	392	402
Colwood	12	27	0	32	5	1	17	60
Metchosin	6	9	0	0	1	0	7	9
Sooke	70	103	36	31	9	39	115	173
Indian Reserves	0	0	0	0	0	0	0	0
Victoria CMA	429	672	473	662	191	197	1,093	1,531

	Sing	gle	Ser	ni	Ro	w	Apt. &	Other		Total	
Submarket	Aug 2011	Aug 2010	% Change								
Victoria City	6	1	8	0	12	0	13	0	39	- 1	400
Oak Bay	3	0	0	0	0	0	0	0	3	0	n/a
Esquimalt	0	0	0	0	0	0	0	0	0	0	n/a
Saanich	7	15	0	0	0	0	36	0	43	15	186.7
Central Saanich	3	0	2	0	0	0	- 1	0	6	0	n/a
North Saanich	2	0	0	0	0	0	0	0	2	0	n/a
Sidney	0	1	0	0	0	0	0	0	0	- 1	-100.0
View Royal	1	8	0	0	0	0	0	0	- 1	8	-87.5
Reg. Dist. Area H	3	3	0	0	0	0	0	0	3	3	0.0
Highlands	0	2	0	0	0	0	0	0	0	2	-100.0
Langford	41	37	0	2	3	0	0	0	44	39	12.8
Colwood	1	3	0	0	5	0	0	0	6	3	100.0
Metchosin	2	- 1	0	0	0	0	0	0	2	1	100.0
Sooke	4	9	4	5	0	3	0	0	8	17	-52.9
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Victoria CMA	73	80	14	7	20	3	50	0	157	90	74.4

	Sing	A lander and the land and the l	January Ser		Ro	w	Apt. &	Other		Total	
Submarket	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Victoria City	14	6	44	49	24	3	118	56	200	114	75.4
Oak Bay	13	5	0	0	0	0	0	0	13	5	160.0
Esquimalt	12	0	1	3	0	0	41	12	54	15	9.0
Saanich	71	87	1	0	0	0	82	0	154	87	77.0
Central Saanich	13	14	- 11	21	0	0	5	0	29	35	-17.1
North Saanich	16	13	0	0	0	0	0	0	16	13	23.1
Sidney	8	6	9	6	0	0	- 1	0	18	12	50.0
View Royal	23	33	4	0	7	4	48	0	82	37	121.6
Reg. Dist. Area H	23	16	0	0	0	0	1	0	24	16	50.0
Highlands	16	17	0	0	0	0	0	0	16	17	-5.9
Langford	210	274	6	16	20	16	166	136	402	442	-9.0
Colwood	19	29	0	4	16	3	0	30	35	66	-47.0
Metchosin	5	- 11	1	0	0	0	0	0	6	- 11	-45.5
Sooke	41	74	18	38	26	17	3	0	88	129	-31.8
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Victoria CMA	484	585	95	137	93	43	465	234	1,137	999	13.8

		Ro	w			Apt. &	Other	
Submarket	Freeho Condor		Ren	tal	Freehol Condon		Ren	ital
	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010
Victoria City	12	0	0	0	13	0	0	(
Oak Bay	0	0	0	0	0	0	0	(
Esquimalt	0	0	0	0	0	0	0	(
Saanich	0	0	0	0	0	0	36	(
Central Saanich	0	0	0	0	0	0	1	(
North Saanich	0	0	0	0	0	0	0	(
Sidney	0	0	0	0	0	0	0	(
View Royal	0	0	0	0	0	0	0	(
Reg. Dist. Area H	0	0	0	0	0	0	0	(
Highlands	0	0	0	0	0	0	0	(
Langford	3	0	0	0	0	0	0	(
Colwood	5	0	0	0	0	0	0	(
Metchosin	0	0	0	0	0	0	0	(
Sooke	0	0 3		0	0	0	0	(
Indian Reserves	0	0	0 0		0 0		0	(
Victoria CMA	20	January 3	0	0	13	0	37	Marin Markey

		Ro	w			Apt. &	Other	
Submarket	Freeho		Rer	ntal	Freeho Condo		Ren	ital
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Victoria City	24	0	0	3	66	5	52	51
Oak Bay	0	0	0	0	0	0	0	0
Esquimalt	0	0	0	0	41	12	0	0
Saanich	0	0	0	0	46	0	36	0
Central Saanich	0	0	0	0	0	0	5	0
North Saanich	0	0	0	0	0	0	0	0
Sidney	0	0	0	0	0	0	1	0
View Royal	7	4	0	0	48	0	0	0
Reg. Dist. Area H	0	0	0	0	0	0	1	0
Highlands	0	0	0	0	0	0	0	0
Langford	20	16	0	0	107	136	59	0
Colwood	16	3	0	0	0	30	0	0
Metchosin	0	0	0	0	0	0	0	0
Sooke	26	26 17		0	0	0	3	0
Indian Reserves	0	0	0	0	0	0	0	0
Victoria CMA	93	40	0	3	308	183	157	51

	Freel		Condor		Ren		Tot	_ lok
Submarket	rreel	noid	Condo	ninium	Ker	itai	100	air
Submarket	Aug 2011	Aug 2010						
Victoria City	14	1	25	0	0	0	39	
Oak Bay	3	0	0	0	0	0	3	(
Esquimalt	0	0	0	0	0	0	0	(
Saanich	7	15	0	0	36	0	43	15
Central Saanich	5	0	0	0	1	0	6	(
North Saanich	2	0	0	0	0	0	2	(
Sidney	0	1	0	0	0	0	0	
View Royal	1	8	0	0	0	0	1	
Reg. Dist. Area H	3	3	0	0	0	0	3	3
Highlands	0	2	0	0	0	0	0	
Langford	39	37	3	2	2	0	44	39
Colwood	1	3	5	0	0	0	6	3
Metchosin	2	1	0	0	0	0	2	
Sooke	8	- 11	0	3	0	3	8	17
Indian Reserves	0	0	0	0	0	0	0	(
Victoria CMA	85	82	33	5	39	3	157	9(

	Free	hold	Condo	minium	Ren	ital	Tot	tal*
Submarket	YTD 2011	YTD 2010						
Victoria City	40	22	94	5	66	87	200	114
Oak Bay	13	5	0	0	0	0	13	5
Esquimalt	- 11	2	42	12	1	1	54	15
Saanich	71	87	46	0	37	0	154	87
Central Saanich	19	18	0	0	10	17	29	35
North Saanich	16	13	0	0	0	0	16	13
Sidney	12	10	0	0	6	2	18	12
View Royal	25	33	57	4	0	0	82	37
Reg. Dist. Area H	22	16	0	0	2	0	24	16
Highlands	16	17	0	0	0	0	16	17
Langford	205	276	134	166	63	0	402	442
Colwood	19	28	16	38	0	0	35	66
Metchosin	5	11	0	0	1	0	6	- 11
Sooke	47	85	33	19	8	25	88	129
Indian Reserves	0	0	0	0	0	0	0	0
Victoria CMA	521	623	422	244	194	132	1,137	999

					Price I	st 2011							
Submarket	< \$40	0,000	\$400, \$549		\$550 \$699	- 000	\$700, \$849		\$850,0	00 +	Total	Median Price (\$)	Average Price (\$)
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)		11100 (4)	rrice (4)
Victoria City					10 Tel 1			CONTRACTOR OF THE PARTY OF THE		Name of	98 S S S	100	
August 2011	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4		-
August 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0		-
Year-to-date 2011	0	0.0	0	0.0	3	25.0	0	0.0	9	75.0	12	967,450	1,237,517
Year-to-date 2010	0	0.0	0	0.0	3	60.0	1	20.0	1	20.0	5		
Oak Bay				1 3 3 TH	48.0								de February
August 2011	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5		
August 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	**	-
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	1,210,000	1,419,523
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	410	-
Esquimalt	EL DEVE	1137	Confession of	1	S. Test	E 13153	A BUR			WE IN	STATE OF		
August 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2011	0	0.0	10	83.3	1	8.3	0	0.0	1	8.3	12	465,000	514,442
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0		-
Saanich		1000	13. W. th	MATTERS	100	9/2 /	1 3-19 5 19	17132	***		0.898.8	AND THE REAL PROPERTY.	E-115-14
August 2011	0	0.0	0	0.0	1	12.5	0	0.0	7	87.5	8		-
August 2010	0	0.0	1	7.1	5	35.7	5	35.7	3	21.4	14	767,400	738,007
Year-to-date 2011	3	4.2	3	4.2	10	14.1	13	18.3	42	59.2	71	899,900	853,923
Year-to-date 2010	0	0.0	4	4.5	31	35.2	26	29.5	27	30.7	88	763,700	811,203
Central Saanich	THE MESTER	75 674	THE REAL PROPERTY.		100	SILVE TO SERVICE STATE OF THE	35.5	50000	NE SA	CEULSO.	THE STATE OF		ASSESSED OF THE PARTY OF THE PA
August 2011	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	-	-
August 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0		-
Year-to-date 2011	1	8.3	1	8.3	7	58.3	2	16.7	1	8.3	12	639,900	651,125
Year-to-date 2010	0	0.0	0	0.0	4	23.5	8	47.1	5	29.4	17	789,000	882,141
North Saanich	STORY TO STORY	SHE COL	STATE	il mile	THE REAL PROPERTY.	Cost	HARRY.	17695	DE 10 255	UNIVERSITY OF	SHEET L	ERSTENSION	NAC VIOLEN
August 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	**	and Assessed Transfer
August 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	_	
Year-to-date 2011	0	0.0	0	0.0	2		4	25.0	10	62.5	16	899,250	868,363
Year-to-date 2010	0	0.0	1	6.7	1	6.7	3	20.0	10	66.7	15	898,700	883,253
Sidney	ESS ESSERI	NEW STATE	000 E3 9651	NE SEL	205300	ACTIVITIES.	15.000	100	458.500	ALCO DE	100000	MED TO MED	CHARLES
August 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	***	
August 2010	0	n/a	0	n/a	0		0	n/a	0	n/a	0		
Year-to-date 2011	0	0.0	2	22.2	3	33.3	1	11.1	3	33.3	9		-
Year-to-date 2010	0	0.0	2	40.0	2		- 1	20.0	0	0.0	5		94
View Royal	DESCRIPTION OF THE PERSON	5000000	and the same	Call Service Co.		No.	USURGEO	Land Artis		10000	CONTRACT!		N. Constant
August 2011	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	ACTION AND ADDRESS OF THE PERSON NAMED IN	-
August 2010	0	0.0		0.0	3	-	2		0	0.0	1	-	
Year-to-date 2011	2	9.1	i	4.5	11	50.0	7		1	4.5		699,450	677,141
Year-to-date 2010	0	0.0	6	20.0	21	70.0				0.0		599,900	619,653
Reg. Dist. Area H	REFERENCES OF	E PORTO	PTIMES!	NS IN THE	ALC: NO.	PERMINE	SE TRATE	A STATE OF THE	THE PARTY	WEST TO	RESSE	STATE STATE	OF STATES
August 2011	0	0.0	2	50.0	DEED COL	25.0	0	0.0	I I	25.0	4		CONTRACTOR DESCRIPTION OF THE PERSON OF THE
August 2010	i	33.3	0	0.0		33.3	0			33.3		44	_
Year-to-date 2011	2	10.5	1	21.1	8		3			10.5		629,900	677,521
Year-to-date 2010	1	6.3		18.8						18.8			659,194

Source: CMHC (Market Absorption Survey)

			bsorb		Augus			-		0			
					Price R								
Submarket	< \$400	0,000	\$400,0 \$549,		\$550,0 \$699.	000 -	\$700,0 \$849		\$850,0	00 +	Total	Median Price (\$)	Average Price (\$)
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			11100 (4)
Highlands	AND RESIDENCE								No. Lemis	200			
August 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0		-
August 2010	0	0.0	0	0.0	0	0.0	- 1	100.0	0	0.0	1		-
Year-to-date 2011	0	0.0	2	14.3	7	50.0	3	21.4	2	14.3	14	588,900	665,507
Year-to-date 2010	0	0.0	4	30.8	8	61.5	1	7.7	0	0.0	13	569,900	597,338
Langford			T. Physical Street	THE PARTY					CONTRACTOR OF THE PARTY OF THE				70 KG 74 M 75 G
August 2011	3	8.1	15	40.5	6	16.2	6	16.2	7	18.9	37	555,000	634,378
August 2010	7	18.9	16	43.2	7	18.9	4	10.8	3	8.1	37	472,900	541,278
Year-to-date 2011	27	13.0	101	48.8	36	17.4	26	12.6	17	8.2	207	495,900	561,641
Year-to-date 2010	73	27.9	90	34.4	64	24.4	27	10.3	8	3.1	262	462,000	517,441
Colwood	BE BEEVE	THE REAL PROPERTY.				1754							
August 2011	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	***	
August 2010	0	0.0	0	0.0	2	50.0	1	25.0	- 1	25.0	4		
Year-to-date 2011	- 1	5.3	3	15.8	9	47.4	3	15.8	3	15.8	19	689,900	686,942
Year-to-date 2010	0	0.0	2	6.7	19	63.3	4	13.3	5	16.7	30	640,450	711,160
Metchosin		12-17-5		SER.	(35)46	A STATE OF		No.	44.46		Section 1		A Partie
August 2011	0	0.0	1	50.0	- 1	50.0	0	0.0	0	0.0	2	***	-
August 2010	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	
Year-to-date 2011	0	0.0	2	40.0	2	40.0	- 1	20.0	0	0.0	5		-
Year-to-date 2010	3	27.3	2	18.2	2	18.2	3	27.3	- 1	9.1	- 11	584,900	628,382
Sooke	والمعاولة المالية				ellings us					2000	100 PM		
August 2011	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	-	-
August 2010	1	9.1	10	90.9	0	0.0	0	0.0	0	0.0	- 11	444,900	453,973
Year-to-date 2011	15	40.5	14	37.8	5	13.5	2	5.4	1	2.7	37	419,900	448,805
Year-to-date 2010	10	14.5	51	73.9	6	8.7	2	2.9	0	0.0	69	444,900	468,529
Indian Reserves		20.70			V9.32		election.			BATTE !		THE MESS	
August 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	_ 0		-
August 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0		-
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0		-
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0		-
Victoria CMA				A POPULA	PARTY N			196.57				A 10	SE SE
August 2011	5	7.1	20	28.6	12	17.1	7	10.0	26	37.1	70	692,450	781,171
August 2010	9	11.8	28	36.8	18	23.7	13	17.1	8	10.5	76	569,750	593,662
Year-to-date 2011	51	10.9	143	30.6	104	22.2	65	13.9	105	22.4	468	624,900	673,889
Year-to-date 2010	87	15.4	165	29.2	169	29.9	80	14.1	65	11.5	566	586,450	620,462

		August 20	1			
Submarket	Aug 2011	Aug 2010	% Change	YTD 2011	YTD 2010	% Change
Victoria City		**	n/a	1,237,517	000	n/a
Oak Bay			n/a	1,419,523	-	n/a
Esquimalt	-	**	n/a	514,442	***	n/a
Saanich	-	738,007	n/a	853,923	811,203	5.3
Central Saanich	-	**	n/a	651,125	882,141	-26.2
North Saanich	-		n/a	868,363	883,253	-1.7
Sidney	-	0.0	n/a			n/a
View Royal	-	**	n/a	677,141	619,653	9.3
Reg. Dist. Area H	-	***	n/a	677,521	659,194	2.8
Highlands		**	n/a	665,507	597,338	11.4
Langford	634,378	541,278	17.2	561,641	517,441	8.5
Colwood	-		n/a	686,942	711,160	-3.4
Metchosin	-		n/a		628,382	n/a
Sooke	-	453,973	n/a	448,805	468,529	-4.7
Indian Reserves	-		n/a			n/a
Victoria CMA	781,171	593,662	31.6	673,889	620,462	8.6

				-		August	2011						
			Single D	etached			Townh	ouse			Apartmen	nt Condo	
		Number of Sales	Number of Active Listings	Sales-to- Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to- Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to- Active Listings Ratio	Average Price (\$)
2010	January	186	645	29	600,634	46	183	25	453,013	112	715	16	313,337
	February	255	839	30	594,939	78	232	34	460,900	192	814	24	304,163
	March	372	1,035	36	596,365	91	272	33	456,446	195	889	22	336,779
	April	378	1,256	30	599,002	87	326	27	449,556	191	1,002	19	340,105
	May	332	1,449	23	609,234	63	349	18	430,713	202	1,015	20	324,005
	June	266	1,507	18	586,417	67	365	18	429,549	168	1,054	16	331,131
	July	255	1,342	19	582,275	44	350	13	420,578	136	1,021	13	322,909
	August	180	1,243	14	546,410	43	356	12	432,284	113	1,003	11	320,874
	September	191	1,279	15	570,899	36	356	10	439,040	100	956	10	295,463
	October	203	1,167	17	559,621	50	362	14	446,026	128	924	14	323,522
	November	205	1,025	20	559,143	47	315	15	416,067	123	865	14	349,512
	December	154	823	19	618,638	29	287	10	434,783	105	732	14	301,673
2011	January	152	889	17	593,864	38	297	13	445,628	90	808	- 11	323,002
	February	224	1,093	20	583,782	52	342	15	415,591	134	922	15	323,844
	March	298	1,239	24	575,771	75	360	21	434,626	172	974	18	325,581
	April	265	1,411	19	585,345	60	420	14	478,773	153	1,061	14	353,858
	May	291	1,478	20	589,242	51	463	- 11	466,845	123	1,121	- 11	328,345
	June	293	1,538	19	600,013	62	465	13	444,768	177	1,155	15	320,172
	July	224	1,599	14	545,074	47	462	10	412,178	147	1,154	13	315,371
	August	253	1,490	17	588,665	68	439	15	437,079	128	1,148	- 11	339,057
	September												
	October												
	November												
	December												
	YTD 2010	2,224	1,165	24	592,079	519	304	21	444,018	1,309	939	17	324,964
	YTD 2011	2.000	1,342	19	583,016	453	406	H 325514	442,266	1.124	1.043	13	MINISTER STATE

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Note: Based on boundaries of the VREB; does not include waterfront, acreage, duplexes, manuafactured homes

Source: MLS® Residential Activity for Victoria

1000 - 100 s	ant til het de lagt om timberden	dangapan in ingka	T	able 6:	Economic August 20	Indica II	tors	att de la terre de la terre		
		Inte	rest Rates		NHPI, Total,	CPI.		Victoria Labo	our Market	
		P&I Per	Mortage F	Rates (%)	Victoria CMA	2002 =100	Employment	Unemployment	Participation	Average
		\$100,000	I Yr. Term	5 Yr. Term	2007=100	-100	SA (,000)	Rate (%) SA	Rate (%) SA	Weekly Earnings (\$)
2010	January	610	3.60	5.49	89.7	111.6	186	7.6	68.0	76
	February	604	3.60	5.39	89.7	112.5	188	7.4	68.7	77
	March	631	3.60	5.85	89.9	112.0	189	6.9	68.3	79:
	April	655	3.80	6.25	90.1	112.4	187	6.5	67.5	79
	May	639	3.70	5.99	89.7	112.8	184	6.0	66.0	80
	June	633	3.60	5.89	89.7	112.6	182	5.9	65.2	81
	July	627	3.50	5.79	89.7	113.7	181	5.7	64.7	81
	August	604	3.30	5.39	89.7	113.6	180	5.6	64.1	82
	September	604	3.30	5.39	89.4	113.6	181	5.2	64.0	83
	October	598	3.20	5.29	89.2	114.0	181	5.3	64.0	82
	November	607	3.35	5.44	88.9	114.1	182	5.7	64.4	82
	December	592	3.35	5.19	88.8	113.7	182	5.8	64.6	81
2011	January	592	3.35	5.19	88.8	114.0	182	6.2	64.8	817
	February	607	3.50	5.44	88.8	114.3	182	6.2	64.7	817
	March	601	3.50	5.34	88.8	115.2	182	6.3	64.9	82
	April	621	3.70	5.69	88.1	115.4	183	6.2	64.9	82
	May	616	3.70	5.59	88.2	116.2	184	6.2	65.3	82
	June	604	3.50	5.39	88.2	115.5	184	6.2	65.2	83
	July	604	3.50	5.39	88.3	115.5	185	6.4	65.8	83
	August	604	3.50	5.39		115.8	185	6.2	65.7	84
	September									
	October									
	November									
	December									

[&]quot;P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

[&]quot;NHPI" means New Housing Price Index

[&]quot;CPI" means Consumer Price Index "SA" means Seasonally Adjusted

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "dwelling unit", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "start", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "under construction" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "completion", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "absorbed" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "Single-Detached" dwelling (also referred to as "Single") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "Semi-Detached (Double)" dwelling (also referred to as "Semi") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "Row (Townhouse)" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "Apartment and other" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "intended market" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "Rural" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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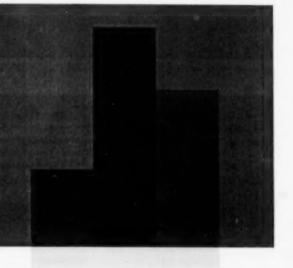
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